



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:49:47
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Assessment Data					Primary Image																																																																																																																				
Account 660010376 Parcel ID 000000-00-0-00534-001-0010 Cadastral ID 10-20-15-01300 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 171234 JACOBS, ELLEN L & CHARLES DOUGLAS JACOBS 26145 S NEWPORT RD CLAREMORE OK 74019-0000 Parcel Location Situs 26145 S NEWPORT RD Subdivision NEWPORT ESTATES Lot/Block 0010 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 10 / 20 / 15 / 5 Neighborhood 1046 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>660010376_001.JPG 1/13/2026</p>																																																																																																																				
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Lot Data	Square-Foot - NBHD 1046 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	2.6189	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	114,078.00 x .48 = 54,656	
Factor Value		
Adjustments	1.0000	
Lot Value	54,656	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,309 / 1,309
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,309
Fixture/RghIn	9 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	625 Attached Garage - Finished
Remodel	
Year/Eff Age	1965 / 46

660010376	10/27/25
660010376_001.JPG	1/13/2026

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	149,649	114.32	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	174,300		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.53	Total Misc Impr	+	9,075			
Roofing Adj	+ 4.46	Garage Cost	+	20,506			
Subfloor Adj	+ -1.15	Total RCN	=	198,717			
Heat/Cool Adj	+ 11.47	Depreciation (53%)	-	105,320			
Plumbing Adj	+ 8.90	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	93,397			
Adj Base Cost	= 129.21	Lot Value	+	54,656			
Total Area	x 1,309	Indicated Value	=	148,053			
Adjusted Cost	= 169,136	Value Per SqFt		113.10			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	93,397		
Lot Value	54,656		
Indicated Value	148,053	113.10	Per SqFt
Agland Value			
Site Improvements			
Total Value	148,053	113.10	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	24135	16x4		64	24.07		1,540
PATO	SLAB PORCH - OPEN	24136	20x14		280	8.71		2,439



Rogers

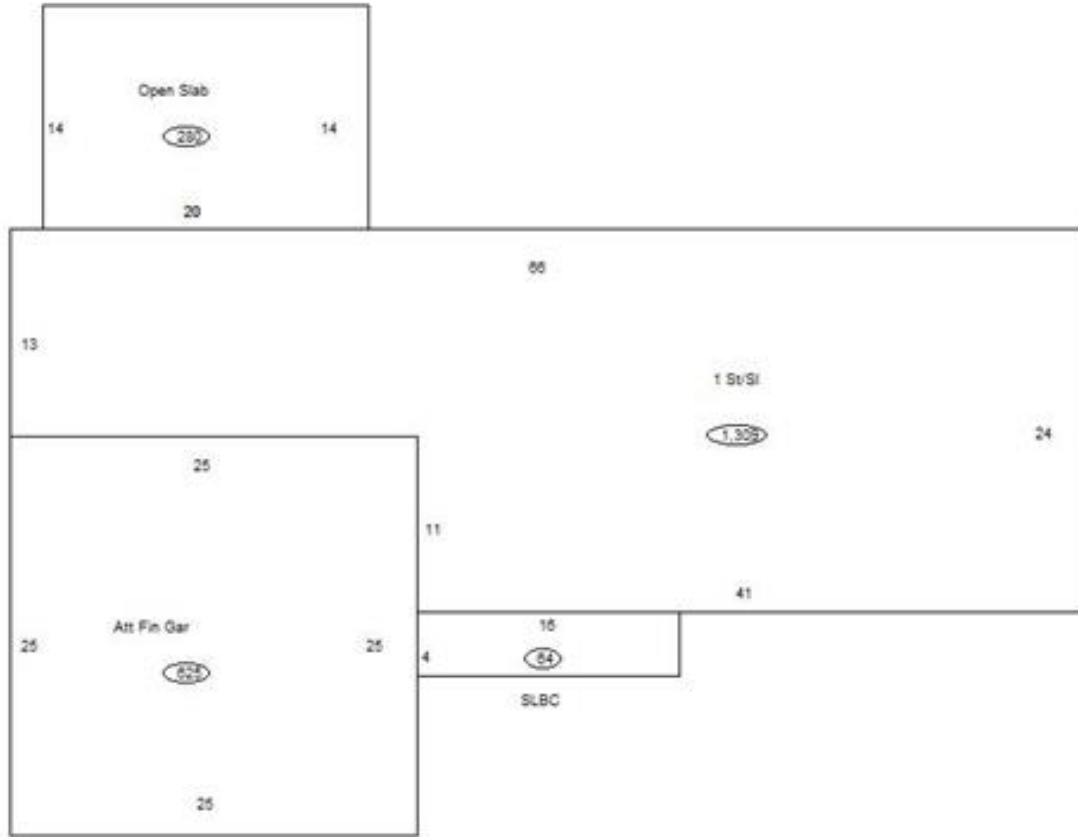
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Sketch Image

660010376



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,309	1.000	1,309
2	G	5		10	Att Fin Gar	625	1.000	625
3	M	PRCH		10	SLBC	64	1.000	64
4	M	PATO		10	Open Slab	280	1.000	280
Total Building Area						1,309		1,309